



Rockport, Massachusetts Planning Board

Minutes of Meeting, Thursday, February 18, 2016 Rockport Town Hall Annex, 7:30 p.m.

Present: General Meeting and Hearing, Town Hall Annex 7:30 p.m. Meeting comes to order with Herman S. Lilja, Chairman; Edward S. Hand, Jr. Vice Chairman; Terence Duffy and Cameron Smith present. Henry T. Betts absent. Kirk W Baker, Town Planner, present. Minutes are recorded by Mary Bourguignon, Secretary.

7:30 p.m. General Meeting and Discussion

2. 7:35 p.m. Hearing – SPR - 5 Old Garden Rd., Marc Bloostein, Map 22, Lot 152.

Greg Tuzzolo, Landscape Architect with Stephen Stimpson Associates showed some of the slides that they submitted showing the proposed site plan or the finished property giving the whole property a face lift. Their stormwater plan will be reviewed by the Conservation Commission in April and they are then going back to them for a minor modification. Scott Cameron of Morin-Cameron Group spoke next on the redevelopment of the grounds, the proposed plantings and infrastructure on the premises. Both an irrigation well and geothermal wells will be drilled on the property. Next, Arthur Pinkham, Architect from Epstein Joslin Architects spoke saying that the project is the renovation of, and addition to, this single family residence and the existing accessory garage. There is no plan to change the height of the existing building; however two dormers will be removed. New windows will be installed throughout and 3 new small additions will be added along with a little balcony on the west side. Neighbors, Susan Morris, 10 Babcock Road, and Robert Duda, 1 Smith Road, both stated their concerns that the construction of one of the small additions (toward 3 Old Garden Road), was going to impair their future views of the ocean. After a short discussion Mr. Lilja decided to have a site/neighborhood walk that was to be held on Friday, February 26, 2016 at 10:100 a.m. to view and then discuss these neighbors' concerns. Hearing continued until the meeting of March 3, 2016.

3. Planner's Update - Informal Discussion.

4. Update on activities related to town-wide Master Plan – Cameron Smith. Mr. Smith needs to get the Board's advice on how to move ahead with this project. Do we go ahead and do an online survey without the Selectmen's approval? We need to do everything we can. Mr. Smith explained that this is a survey in which the Board is asking Town's people to help us start the process of a pointed Master Plan. The Board then decided to move forward with this project. To begin with, Mr. Smith and Ms. Bourguignon will email a survey sheet to other departments.

5. Summary of 1967 Master Plan – Herm Lilja. Mr. Lilja explained that he found a copy of the 1967 Master Plan at the Rockport Public Library. He will have Ms. Bourguignon scan this copy of this document and then put it on the Planning Board section of the website, so everyone can take a look at it. Mr. Lilja said it is worth reading.

6. Green Communities Update – Ed Hand. Mr. Hand said the hearing regarding the Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District will be held on March 3, 2016 in the Town Hall Annex at 8:00 p.m. There will be a presenter at this hearing.

7. Affordable Housing – Herm Lilja. Mr. Lilja said he has nothing new to report on this topic.

8. By-law Changes – Herm Lilja

- **Site Plan Review.** Mr. Lilja proposed the Board withdraw the process that relates to the SPR process. Mr. Hand made a motion to stop the process on the Article to change the By-law. Mr. Smith seconded the motion. 3 in favor. 1 opposed.

- **General Parking.** Mr. Lilja sent the members a document showing the slides from his presentation on the possible changes for the Article for the next Town meeting relating to general parking requirements. Mr. Duffy said he visited both the Granite Savings Bank and the Feldman building on Upper Main St. Both of these locations had gone to the ZBA to get the number of the parking space reduced. Both were successful. Mr. Feldman is only really using about 18 spaces; the original proposal required 39 but the ZBA agreed to 26. The Granite Savings Bank was far less than that. Customers usually go through the drive-thru. One of the bank personnel thought that they are only using half of the parking lot for parking. Mr. Lilja then stated that when future applicants come to the Board with another proposal the goal would not be to have them develop all those spaces at the same time; the place would look better, leaving more grass and less asphalt until such time as the spaces are required.

9. Continuing Business, Liaison Reports, and Other Updates

- **Liaison Reports.** No report presented.
- **Updates from Planner or Members.** No update presented.

10. Planning Board Administration

- **Approval of Bills.** No bills presented for approval.
- **Approval of Minutes.** Minutes for January 28, 2016 were presented for approval. Mr. Smith made a motion to approve these minutes. Mr. Duffy seconded the motion. All in favor.

11. Adjournment. 11:02 p.m. Mr. Hand made a motion to adjourn. Mr. Smith seconded the motion. All in favor.

Herman S. Lilja, Chairman

Date